

August 11, 2016

<u>Committee Members Present</u>	<u>Title</u>	<u>Department</u>
Terri Crabtree, CFM	Planning Manager	Public Works / Planning
Leslie R. Freeman, R.S.	Environmental Coordinator	Health Department / Environmental
Jim Terry	Fire Marshall	Fire Marshall
Stephen Belknap, CFM	Engineer-in-Training	Public Works / Engineering
<u>Committee Members Absent</u>	<u>Title</u>	<u>Department</u>
<u>Staff Members Present</u>	<u>Title</u>	<u>Department</u>
Gary Cook, CFM	Development Coordinator	Public Works
Claire Yancey	Civil Attorney II	District Attorney
Judy Hall	Administrative Specialist III	Public Works

Gary Cook called the session to order at 9:08 am.

- I. Consider, discuss, approve and/or take any appropriate action on preliminary and proposed plats and/or plans:
 - **Arrow Brooke Phase 2A – Preliminary Plat (115 Residential Lots / 5 Open Spaces) 25.534 Acres Precinct 1**
 After some discussion, Leslie Freeman made a motion to approve.
 Jim Terry seconded the motion. Motion passed unanimously 4-0.

- II. Consider, discuss, approve and/or take any appropriate action on final plats, replats and other plats:
 - **Artesia North Phase 1B – Vacating Plat (Block 4, Lots 1R-21R) 3.355 Acres Precinct 1**
 Leslie Freeman made a motion to approve.
 Stephen Belknap seconded the motion. Motion passed unanimously 4-0.

 - **Timberlake Trails – Replat (Lots 31R & 32R, Block A) 7.077 Acres Precinct 1**
 After some discussion, Leslie Freeman made a motion to approve.
 Terri Crabtree seconded the motion. Motion passed unanimously 4-0.

**Denton County
Development Support Committee
Regular Meeting Minutes
August 11, 2016**

III. Consider, discuss, approve and/or take any appropriate action on variance requests:

Big Sky Trails – Variance Requests

1. In lieu of a minimum 1 acre lot as specified in the Subdivision Rules and Regulations (§IV.5.a, and §VI.7), we request a minimum lot size of 5,500 square feet (page 18).
2. In lieu of a minimum lot width of 60-feet as specified in the Subdivision Rules and Regulations (§VI.7), we request a minimum lot width of 50-feet measured at the front building line (page 18-19).
3. In lieu of a minimum ROW of 60-feet as specified in the Subdivision Rules and Regulations (§VIII.III.C.8) Road Policy, and Engineering Plans Checklist), we request a minimum ROW of 50-feet for local residential streets (page 34).
4. In lieu of a maximum block length of 1,000 feet as specified in the Subdivision Rules and Regulations (§VIII.III.C.17), we request a maximum block length of 1,200 feet (page 35).
5. In lieu of requiring utilities (water, sewer & storm) to be constructed outside of the ROW as specified in the Subdivision Rules and Regulations, Engineering Plans Checklist, Number 8 (also §VIII.II.J), we request a variance to allow utility construction and easements to be located longitudinally within the ROW (page 32).
6. In lieu of a minimum 30-foot setback line for each lot as specified in the Subdivision Rules and Regulations (§VI.7), we are requesting a front building set back line of 20-feet, interior side yard setback of 5-feet, and corner side yard setback of 10-feet (page 18).

After much discussion, Stephen Belknap made a motion to table.

Terri Crabtree seconded the motion. Motion passed unanimously 4-0.

IV. **Consider, discuss, approve and/or take any appropriate action on preliminary and proposed plats and/or plans:**

- Arrow Brooke Phase 2A – Preliminary Plat (115 Residential Lots / 5 Open Spaces) 25.534 Acres Precinct 1

After some discussion, Leslie Freeman made a motion to approve.

Jim Terry seconded the motion. Motion passed unanimously 4-0.

V. **Consider, discuss, approve and/or take any appropriate action on proposed infrastructure development plans, surveys and engineering plans:**

- None

VI. **Adjournment** – 10:10am